

**LEMON GROVE SANITATION DISTRICT
AGENDA ITEM SUMMARY**

Item No. 2
Mtg. Date April 18, 2017
Dept. Public Works

Item Title: Wastewater Rate Case

Staff Contact: Mike James, Assistant City Manager / Public Works Director

Recommendation:

Staff recommends that the District Board:

1. Conduct a public hearing,
2. Make a finding regarding the number of written protests received, and
3. Introduce and conduct first reading, by title only, of Ordinance No. 28 (**Attachment C**).

Item Summary:

On February 7, 2017, the District Board (Board) received a technical memorandum from staff that outlined four wastewater rate alternatives, recommended new reserve funds, and established a target reserve amount for each reserve fund. After discussing the information, the Board selected the rate alternative to implement a 5.75 percent increase for five years, created a pure water reserve fund, created a connection fee fund, and directed staff to move forward with the public noticing process (**Attachment D**) to adhere to Proposition 218 requirements.

The staff report (**Attachment A**) describes the District's background information regarding sanitation district rates approved and implemented, reviews key points in the technical memorandum (**Attachment B**) prepared by NBS Governmental Finance Group, and concludes with staff's recommendation to conduct a public hearing, introduce and conduct first reading of Ordinance No. 28 (**Attachment C**).

Fiscal Impact:

In Fiscal Year 2017-2018, a 5.75 percent increase will increase the cost per equivalent dwelling unit from \$553.17 to \$584.98 per year. The annual increase of \$31.81 equates to an increase of \$2.65 per month during the first year of rate study period.

Environmental Review:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Categorical Exemption, Section [] | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input type="checkbox"/> Notice to property owners within 300 ft. |
| <input type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting | |

Attachments:

- | | |
|-------------------------|---------------------------|
| A. Staff Report | C. Ordinance No. 28 |
| B. Technical Memorandum | D. Proposition 218 Notice |

Attachment A

LEMON GROVE SANITATION DISTRICT STAFF REPORT

Item No. 2

Mtg. Date April 18, 2017

Item Title: **Wastewater Rate Case Study**

Staff Contact: Mike James, Assistant City Manager / Public Works Director

Discussion:

On February 7, 2017, the District Board (Board) received a technical memorandum (**Attachment B**) prepared by NBS Governmental Finance Group (NBS) that outlined four wastewater rate alternatives, established new reserve funds, and established a target reserve amount for each reserve fund.

The primary reason that the District is considering a rate increase, establishing new reserve funds and establishing funding goals for each reserve fund is due to the acceleration of the City of San Diego's Pure Water Program (Pure Water). With the recent unilateral actions taken by the City of San Diego, all participating agencies in Metro Wastewater Commission/Joint Powers Authority are realizing significant cost increases. The District estimated cost increase due to Pure Water is anticipated to equal \$3.8 million over the next five years. Many of the other participating agencies are performing studies at this time and the vast majority are anticipating rate increases to afford Pure Water expenditures.

After receiving a report from NBS and discussing the information contained in the presentation, the Board directed staff to implement the 5.75 percent increase each year for five years, create a pure water reserve fund, create a connection fee fund, maintain the 40 percent operational reserve threshold, and directed staff to move forward with the public noticing process (**Attachment D**) to adhere to Proposition 218 requirements.

Rate History:

Since 2007, the Board has implemented incremental rate increases which have allowed the District to remain financially stable. The table below compares the maximum amount that rates were approved versus the actual change that was implemented by the Board.

	Projected Change	Actual Change
FY 2007/08	+7.7%	+7.7%
FY 2008/09	+7.7%	+7.7%
FY 2009/10	+7.7%	+7.7%
FY 2010/11	+7.2%	+7.2%
FY 2011/12	+3.75%	+3.75%
FY 2012/13	+3.75%	+3.25%
FY 2013/14	+3.75%	+3.5%
FY 2014/15	+3.75%	+1.72%

Attachment A

	Projected Change	Actual Change
FY 2015/16	+3.75%	+1.72%
FY 2016/17	0%	0%

It is important to note that when it financially feasible, the Board reduced the amount of each year's increase from the projection because there was no financial need that would have supported the projected change.

Highlights of the Technical Memorandum:

The City Council directed staff, on February 7, 2017, to implement the following key portions of the technical memorandum highlighting the wastewater rate study moving forward:

- A 5.75% increase for the next five years,
- Maintain a 40% operational reserve,
- Create a capital reserve fund, connection fee fund, and a pure water reserve fund, and
- Consider all future capital and operational costs for the next 5 years.

Staff, in close work with NBS, have implemented these recommendations. NBS staff will present those final recommendations.

Public Noticing Process:

In keeping with the City Council direction as well as complying with Proposition 218, NBS created and mailed a public notice (**Attachment D**) on March 3, 2017 which was distributed at least 45 days prior to the public hearing date. The notice was sent to all district users in English and Spanish.

As of April 13, 2017, the District has received 45 written protests to the recommended establishment of a maximum wastewater rate increase for the next five years. 41 of the 45 protests written protest letters were validated. The four protests that were not valid included one was a duplicate, one was had no parcel or address identification, and two were submitted via email or fax which are invalid forms to submit a protest.

Staff recommends, at the conclusion of the public hearing, that the Board makes a finding that there were or were not a majority of property owners of the identified parcels upon which will receive the proposed rate increase received. If the District does not receive a majority (50% +1) in written protests, the Board will be authorized to adopt the proposed rates.

Moving Forward:

Staff will continue to evaluate the projected revenues and anticipated expenditures of the Sanitation District each fiscal year in order to confirm the appropriate rate increase is still warranted to maintain District operations. |

Conclusion:

Staff recommends that the District Board:

1. Conduct a public hearing,
2. Make a finding regarding the number of written protests received, and
3. Introduce and conduct first reading, by title only, of Ordinance No. 28 (**Attachment C**).

Attachment B
(attached separately on the agenda webpage)

Attachment C

ORDINANCE NO. 28

AN ORDINANCE AMENDING ORDINANCE NO. 27 OF THE LEMON GROVE SANITATION DISTRICT DESCRIBING METHODS FOR CALCULATING SEWER USE CHARGES

The Board of Directors of the Lemon Grove Sanitation District does ordain as follows:

SECTION 1. Ordinance No. 27, Article III shall be amended to read as follows:

ARTICLE III

SEWER SERVICE CHARGES

SECTION 30. ESTABLISHMENT OF SEWER SERVICE CHARGE. There is hereby levied and assessed upon each premise within the district that discharges sewage into the sewer lines of the District and upon each person owning, letting or occupying such premises an annual sewer service charge.

The annual sewer service charge is made up of two components. The first component is generally based on the District's annual cost to collect and transport wastewater, and is equally divided among the number of equivalent dwelling units (EDUs) connected to the District's system. The second component is generally the District's cost for wastewater treatment and disposal as fees paid to the City of San Diego for capacity and use of the San Diego Metropolitan Sewer System, and is allocated to users of the District's system based on the users generation of annual wastewater flow, biochemical oxygen demand, and suspended solids discharged into the District's system.

For the purpose of this ordinance, the discharge characteristics of an average single family user is one EDU and shall be composed of wastewater flow of 240 gallons per day for 365 days per year and constituent levels of sewage strength of 200 milligrams per liter (mg/l) biochemical oxygen demand (BOD) and 200 milligrams per liter (mg/l) suspended solids (SS).

For the purpose of this ordinance, the discharge characteristics of commercial/industrial users is a minimum sewer capacity of 1.2 EDU for each business unit with flow quantity and strength as measured by BOD and SS as set forth in the current edition of the California State Water Resources Control Board (State) publication "*Policy For Implementing The State Revolving Fund For Construction Of Wastewater Treatment Facilities*", or comparable industry standards acceptable to the State and approved by the District's Engineer. Minimum sewage strength capacity per commercial/industrial EDU is 200 mg/l BOD and mg/l SS.

The flow and strength rate EDUs are determined for individual business units as set forth herein in Section 30.3 and are applicable to each of the various District's users under the jurisdiction of this Ordinance. The District's Engineer shall assign flow rates, BOD, and SS based upon the estimated amount of and strength of wastewater that is typically generated for each business unit. The EDUs, flow rates, BOD, and SS so assigned shall be used in computing the sewer service charges.

If potable water delivered through the water meter is used by the District to estimate the volume of wastewater discharged over a period of time, then 90% of water meter flow is estimated to be discharged into the sewer unless the discharger or legal owner presents evidence to the contrary and this evidence is satisfactory to the District's Engineer. The District's Engineer may adjust the charges for wastewater treatment and disposal in proportion to the estimated volume of wastewater discharged to the sewer.

Attachment C

SECTION 30.1 Annual Sewer Service charges shall be determined by the following formula (rounded to the nearest dollar):

$$SSC = (n/N \times D) + (f/F \times M_F) + (s/S \times M_S) + (b/B \times M_b)$$

In the above formula, the following terms have the meanings and definitions as shown:

- n = Number of EDUs assigned to a particular user. EDUs are assigned as follows: 1.0 EDU each for single family dwellings, condominiums, each living unit of a multi-family dwelling, and each space for a mobile home park. Commercial/Industrial users are assigned a minimum of 1.2 EDUs, and additional EDUs may be assigned based upon Section 30.3 of this ordinance.
- f = Flow of a particular user in million gallons per year, based either upon assigned EDUs or water meter records.
- s = Suspended Solids of a particular user in pounds per year, based either upon State standards or comparable industry standards approved by the State.
- b = Biochemical Oxygen Demand of a particular user in pounds per year, based either upon State standards or comparable industry standards approved by the State.
- N = Total number of EDUs in the District. This is a summation of the EDUs assigned to all users.
- D = District budgeted costs for the fiscal year in dollars, to collect and transport wastewater. This is a net cost for District customers after non-operating revenues have been subtracted from the total District budget costs. Such budgeted costs shall include, but not be limited to operation and maintenance costs of pipelines, pump stations, and meter stations; design and construction cost of replacement facilities; and administration costs including fee collection, accounting, record maintenance, planning and code enforcement.
- M = Total District budgeted cost for the fiscal year in dollars, for treatment and disposal of wastewater. Such cost shall include, but not necessarily be limited to, fees paid to the City of San Diego for capacity in and use of the Metro System. The Metro treatment and disposal costs are further divided into cost categories as determined by the City of San Diego and allocated as follows: Flow Cost = M_F (43.7% costs); BOD Cost = M_b (30.1% of costs) and SS Cost = M_S (26.2% of costs).
- F = Total flow in the District in million gallons per year from a summation of users' flows, based either upon assigned EDUs or potable water meter records.
- S = Total Suspended Solids in the District impounds per year, from a summation of users' SS loading, based either upon State standards, or comparable industry standards approved by the State.
- B = Total Biochemical Oxygen Demand in the District impounds per year from a summation of users' BOD loading, based either upon State standards, or comparable industry standards approved by the State.

Attachment C

SECTION 30.2 The SSC for the Lemon Grove Sanitation District for residential units are as follows:

FISCAL YEAR 2017-2018:

<u>Type</u>	<u>EDU Capacity</u>	<u>Estimated Flow</u>	<u>Annual SSC</u>
Single Family	1	240 gpd	\$584.98
Condominium	1	240 gpd	\$584.98
Multi-Family	1	240 gpd*	\$584.98
Mobile Home	1	240 gpd*	\$584.98

FISCAL YEAR 2018-2019:

<u>Type</u>	<u>EDU Capacity</u>	<u>Estimated Flow</u>	<u>Annual SSC</u>
Single Family	1	240 gpd	\$618.61
Condominium	1	240 gpd	\$618.61
Multi-Family	1	240 gpd*	\$618.61
Mobile Home	1	240 gpd*	\$618.61

FISCAL YEAR 2019-2020:

<u>Type</u>	<u>EDU Capacity</u>	<u>Estimated Flow</u>	<u>Annual SSC</u>
Single Family	1	240 gpd	\$654.18
Condominium	1	240 gpd	\$654.18
Multi-Family	1	240 gpd*	\$654.18
Mobile Home	1	240 gpd*	\$654.18

FISCAL YEAR 2020-2021:

<u>Type</u>	<u>EDU Capacity</u>	<u>Estimated Flow</u>	<u>Annual SSC</u>
Single Family	1	240 gpd	\$691.79
Condominium	1	240 gpd	\$691.79
Multi-Family	1	240 gpd*	\$691.79
Mobile Home	1	240 gpd*	\$691.79

FISCAL YEAR 2021-2022:

<u>Type</u>	<u>EDU Capacity</u>	<u>Estimated Flow</u>	<u>Annual SSC</u>
Single Family	1	240 gpd	\$731.57
Condominium	1	240 gpd	\$731.57
Multi-Family	1	240 gpd*	\$731.57
Mobile Home	1	240 gpd*	\$731.57

*Note that rates may be adjusted to reflect flow based upon potable water records.

SECTION 30.3 Assignment of sewer capacity for Commercial/ Industrial business units shall be assigned in terms of EDUs. The minimum charge per commercial unit shall be 1.2 EDUs or \$701.97 per annum during FY 17/18, \$742.33 per annum during FY 18/19, \$785.01 per annum during FY 19/20, \$830.16 per annum during FY 20/21, and \$877.89 per annum during FY 21/22. Higher charges will be assessed for commercial/industrial EDU's with sewage strength higher than combined 400 mg/l BOD and SS. Flow based sewer capacity to business units shall be assigned as described in Section 50.3.

Attachment C

SECTION 50.3 COMMERCIAL/INDUSTRIAL FACILITIES

Sewer capacity for Commercial/Industrial business units shall be assigned in terms of Equivalent Dwelling Units as follows:

a. Food Service Establishments		<u>EDUs</u>
1)	Take-out Restaurants with disposable Utensils, no dishwasher, and no public rest rooms.	3.0
2)	Miscellaneous food establishments-ice-cream/yogurt shops, bakeries (sales on premises only).	3.0
3)	(I) Take-out/eat in restaurants with disposable utensils, but with seating and public rest rooms.	3.0 minimum
	(II) Restaurants with re-usable utensils, seating and public rest rooms.	3.0 minimum
One EDU is assigned for each 6-seat unit as follows:		
	0 – 18 seats=	3.0 minimum
	Each additional 6-seat unit will be assigned	1.0
b. Hotels and Motels		
1)	Per living unit without kitchen	0.38
2)	Per living unit with kitchen	0.60
c. Commercial, Professional, Industrial Buildings, Establishments not specifically listed herein.		
1)	Any office, store, or industrial condominium or establishment. First 1,000 sq. ft.	1.20
	Each additional 1,000 sq. ft. or portion thereof	0.70
2)	Where occupancy type or usage is unknown at the time of application for service, the following EDUs shall apply. This shall include but not be limited to shopping centers, industrial parks, and professional office buildings.	
	First 1,000 square feet of gross building floor area.	1.20

Attachment C

Each additional 1,000 square feet of gross 0.70

Building floor area. Portions less than 1,000 square feet will be prorated.

d. Self-service laundry per washer 1.00

e. Churches, theaters and auditoriums per each 1.50
150 person seating capacity, or any fraction thereof. (Does not include office spaces school rooms, day care facilities, food preparation areas, etc. Additional EDUs will be assigned for these supplementary uses.)

f. Schools
Elementary schools 1.00
for 50 pupils or fewer

Junior High Schools 1.00
for 40 pupils or fewer values

High School 1.00
for 24 pupils or fewer

Additional EDUs will be prorated based upon the above values.

The number of pupils shall be based on the average daily attendance of pupils at the school during the preceding fiscal year, computed in accordance with the education code of the State of California. However, where the school has had no attendance during the preceding fiscal year, the Director shall estimate the average daily attendance for the fiscal year for which the fee is to be paid and compute the fee based on such estimate.

SECTION 2. DATE OF LEVY OF NEW CHARGES. The Charges referenced above shall take effect on July 1, 2017 in the manner allowed by law.



BACKGROUND

In 1989, the Lemon Grove Sanitation District (District) assumed maintenance and operations of the sanitary sewer main line system from the County of San Diego. The District is a participating member of the Metropolitan Commission / City of San Diego Metropolitan Joint Powers Authority (METRO) which is a partnership of 11 municipalities and special districts that share in the use of the City of San Diego's regional wastewater system.

The District provides wastewater collection system management for the City of Lemon Grove and its residents. These services include:

- The maintenance, operation and the construction of sewer capital improvement projects for approximately 69 miles of sewer main lines in the City,
- The transportation of all wastewater to the City of San Diego Metropolitan wastewater department for treatment, and
- Shared METRO participating agency costs for maintenance, operation and the construction of capital improvements to the City of San Diego's wastewater collection system.

During the next five-year period, the shared METRO participating agency costs are anticipated to increase the District's sewer fees. The primary reasons for the increase are due to:

1. Unanticipated capital improvement program cost increases related to the Pure Water (recycled water) program that only benefit the residents of the City of San Diego.
2. Increasing costs of sewage treatment and transportation from the City of San Diego.
3. Ongoing shared operation, maintenance and capital improvement cost increases by the City of San Diego.

On February 7, 2017, the District received and reviewed a report that provided a sewer rate analysis, prepared by the District's rate consultant (NBS). This report outlines a recommended sewer service fee for the next five fiscal years based on the expenditures listed above to maintain the District's sewer system.

For more information, please visit www.lemongrove.ca.gov.

Attachment D



NOTICE OF PUBLIC HEARING

THE LEMON GROVE SANITATION DISTRICT, in compliance with Article XIID of the California State Constitution and the Proposition 218 Omnibus Implementation Act, is hereby notifying all affected property owners of the following:

- The Lemon Grove Sanitation District (the "District") is proposing to increase its sewer service rates. The proposed increases are needed to adequately fund the ongoing costs of providing sewer service to properties within the District. Revenue from the sewer service fee pays for the operation and maintenance of, and capital improvements to, the District's sewer system.
- This notice includes the proposed schedule of rates for Fiscal Year 2017/18 through Fiscal Year 2021/22. If the proposed rate increases are adopted by the District Board, the rate will become effective July 1st of each fiscal year, commencing July 1, 2017, and remain in effect until otherwise modified by the District Board. The proposed sewer service rate cannot exceed the amount adopted by the District Board without providing further written notice to property owners.

A Public Hearing on the proposed sewer service rates will be held on April 18, 2017, at 6:00 PM at the Lemon Grove Community Center located at 3146 School Lane in the City of Lemon Grove. The District Board will hear and consider all oral and written testimony concerning the proposed sewer service rates.

HOW YOUR SEWER SERVICE FEE IS CALCULATED

The sewer service fee is an annual fee on your property tax bill and is determined based upon the classification of your property, as listed and determined by District Ordinance. Each property is assigned equivalent dwelling units (EDU) based upon such classification of property, and the number of assigned EDUs is multiplied by the Rate Per EDU to determine a property's annual sewer service fee.

PROPOSED SEWER SERVICE RATES

The proposed sewer service rates for Fiscal Year 2017/18 through Fiscal Year 2021/22 are compared to the current sewer service rate for Fiscal Year 2016/17 in the following table:

Current Rate Per EDU	Maximum Annual Proposed Rate Per EDU				
	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
<i>\$553.17</i>	\$584.98	\$618.61	\$654.18	\$691.80	\$731.58

EDU ASSIGNMENTS PER PROPERTY CLASSIFICATION

CLASSIFICATION	EDU
Residential	
Single Family (per dwelling unit)	1.00
Condominium (per dwelling unit)	1.00
Multi-Family (per dwelling unit)	1.00
Mobile Home (per dwelling unit)	1.00
Commercial/Industrial Facilities	
A. FOOD SERVICE ESTABLISHMENTS:	
1. Take-out restaurants with disposable utensils, no dishwasher, and no public restrooms	3.00
2. Miscellaneous food establishments - ice cream/yogurt shops, bakeries (sales on premises only)	3.00
3. (i) Take-out/eat in restaurants with disposable utensils, but with seating and public restrooms ¹	3.00
(ii) Restaurants with re-usable utensils, seating and public restrooms ¹	3.00

One EDU is assigned for each 6-seat unit as follows:	
0 -18 seats ¹	3.00
Each additional 6-seat unit	1.00
B. HOTELS AND MOTELS:	
1. Per living unit without kitchen	0.38
2. Per living unit with kitchen	0.60
C. COMMERCIAL, PROFESSIONAL, INDUSTRIAL BUILDINGS, ESTABLISHMENTS NOT SPECIFICALLY LISTED HEREIN:	
1. Any office, store, or industrial condominium or establishment. First 1,000 sq. ft.	1.20
Each additional 1,000 sq. ft., or portion thereof	0.70
2. Where occupancy type or usage is unknown at the time of application for service	
First 1,000 sq. ft. of gross building floor area	1.20
Each additional 1,000 sq. ft. gross building floor area, or portion thereof	0.70
D. SELF-SERVICE LAUNDRY PER WASHER	1.00
E. CHURCHES, THEATERS, AND AUDITORIUMS PER EACH 150 PERSON SEATING CAPACITY, OR PORTION THEREOF	1.50
F. SCHOOLS	
1. Elementary schools for 50 pupils or fewer	1.00
2. Junior High Schools for 40 pupils or fewer	1.00
3. High School for 24 pupils or fewer	1.00
Additional EDUs will be prorated based upon the above values	

¹ – Minimum EDU assignment is shown.

COMMENTS AND WRITTEN PROTEST

Any property owner that is a part of the District's sewer service, may submit a written protest to the proposed increases to the sewer service rates. Only one protest will be counted per identified parcel. Each protest must (1) be in writing; (2) state that the identified property owner is in opposition to the proposed sewer service rates; (3) provide the location of the identified parcels (by assessor's parcel number or street address); and (4) include the signature of the property owner submitting the protest.

Protests submitted by e-mail, facsimile, or other electronic means will not be accepted. Written protests may be submitted by mail to the District Clerk, or at the Public Hearing, so long as it is received prior to the conclusion of the Public Hearing. Please identify on the front of the envelope for any protest, whether mailed or submitted in-person to the District Clerk, that the enclosed letter is for the Public Hearing on the Proposed Sewer Service Rates.

Written protests will be tabulated pursuant to procedures adopted by the District Board. If, at the conclusion of the Public Hearing, written protests received regarding the proposed increases to the sewer service rates are not presented by a majority (50% plus 1) of property owners of the identified parcels upon which they are proposed to be imposed, the District Board will be authorized to adopt the proposed rates.

Prior to the Public Hearing, please mail or hand-deliver written protests to:

Lemon Grove Sanitation District
Office of the District Clerk
RE: PUBLIC HEARING ON PROPOSED
SEWER SERVICE RATES
3232 Main Street
Lemon Grove, CA 91945

You may also hand-deliver written protests at the Public Hearing, to be held at:

Lemon Grove Community Center
April 18, 2017 @ 6:00 PM
3146 School Lane
Lemon Grove, CA 91945

Attachment D



ANTECEDENTES

En 1989, el Distrito Sanitario de Lemon Grove (Distrito) se hizo cargo del mantenimiento y las operaciones del alcantarillado sanitario principal del Condado de San Diego. El Distrito es miembro participante de la Comisión Metropolitana y el Consejo Interagencial Metropolitano de la Ciudad de San Diego (METRO), que es una asociación de 11 municipios y distritos especiales que comparten el uso del sistema regional de aguas residuales de la Ciudad de San Diego.

El Distrito administra el sistema de recolección de aguas residuales de la Ciudad de Lemon Grove y sus residentes. Entre estos servicios se incluyen los siguientes:

- El mantenimiento, la operación y la construcción de proyectos de mejora de capital en materia de alcantarillado en alrededor de 69 millas de redes principales de alcantarillado en la Ciudad,
- El transporte de toda el agua residual al departamento Metropolitano de aguas residuales de la Ciudad de San Diego para su tratamiento, y
- Los costos compartidos de la agencia participante METRO para el mantenimiento, la operación y la construcción de mejoras de capital para el sistema de recolección de aguas residuales de la Ciudad de San Diego.

Se prevé que, durante el siguiente período de cinco años, los costos compartidos de la agencia participante METRO aumentarán las tarifas del servicio de alcantarillado del Distrito. Los motivos principales del aumento se deben a lo siguiente:

1. Aumentos imprevistos de los costos del programa de mejora de capital relativos al Programa de Agua Pura "Pure Water" (agua reciclada) que solo benefician a los residentes de la Ciudad de San Diego.
2. Costos cada vez mayores del tratamiento y transporte de aguas residuales desde la Ciudad de San Diego.
3. Aumentos constantes de los costos compartidos de operación, mantenimiento y mejora de capital por parte de la Ciudad de San Diego.

El 7 de febrero de 2017, el Distrito recibió y revisó un informe en el que se proporcionaba un análisis de las tarifas del servicio de alcantarillado, elaborado por el asesor en tarifas del Distrito (NBS). Este informe detalla una tarifa recomendada por el servicio de alcantarillado para los próximos cinco ejercicios fiscales basada en los gastos enumerados anteriormente con el fin de mantener el sistema de alcantarillado del Distrito.

Para obtener más información, visite el sitio www.lemongrove.ca.gov.



AVISO SOBRE AUDIENCIA PÚBLICA

EL DISTRITO SANITARIO DE LEMON GROVE, en cumplimiento con el Artículo XIIID de la Constitución del Estado de California y la Ley de Implementación de la Propuesta Ómnibus 218, notifica lo siguiente a todos los propietarios afectados:

- El Distrito Sanitario de Lemon Grove (el “Distrito”) propone aumentar las tarifas por el servicio de alcantarillado. Los aumentos propuestos son necesarios para financiar adecuadamente los costos en curso de la prestación del servicio de alcantarillado a las propiedades dentro del Distrito. Con los ingresos obtenidos de la tarifa del servicio de alcantarillado se paga la operación, el mantenimiento y las mejoras de capital en materia de alcantarillado del Distrito.
- Este aviso incluye el programa de tarifas propuesto para el Ejercicio Fiscal 2017/18 hasta el Ejercicio Fiscal 2021/22. Si la Junta del Distrito adopta los aumentos propuestos de las tarifas, la tarifa entrará en vigencia el 1 de julio de cada ejercicio fiscal, a partir del 1 de julio de 2017, y seguirá vigente hasta que la Junta del Distrito la modifique. La tarifa propuesta por el servicio de alcantarillado no puede exceder el importe adoptado por la Junta del Distrito sin mediar primero un aviso por escrito a los propietarios.

Se llevará a cabo una audiencia pública sobre las tarifas propuestas del servicio de alcantarillado el 18 de abril de 2017 a las 6:00 p. m. en el Centro Comunitario de Lemon Grove, que se encuentra en 3146 School Lane en la Ciudad de Lemon Grove. La Junta del Distrito escuchará y tendrá en cuenta todo testimonio verbal y escrito relativo a las tarifas propuestas del servicio de alcantarillado.

CÁLCULO DE SU TARIFA POR EL SERVICIO DE ALCANTARILLADO

La tarifa por el servicio de alcantarillado es una tarifa anual que se cobra a través de su factura de impuesto sobre la propiedad y se determina en función de la clasificación de su propiedad, como se enumera y determina en la Ordenanza del Distrito. A cada propiedad se asignan unidades de vivienda equivalentes (EDU) sobre la base de dicha clasificación de la propiedad, y el número de EDU asignadas se multiplica por la Tarifa Por EDU con el fin de determinar la tarifa anual por el servicio de alcantarillado de una propiedad.

TARIFAS PROPUESTAS POR EL SERVICIO DE ALCANTARILLADO

En la siguiente tabla se comparan las tarifas propuestas por el servicio de alcantarillado para el Ejercicio Fiscal 2017/18 hasta el Ejercicio Fiscal 2021/22 con la tarifa actual por el servicio de alcantarillado para el ejercicio fiscal 2016/17:

Tarifa Actual Por EDU	Tarifa anual máxima propuesta por EDU				
	Ejercicio fiscal de 2017/18	Ejercicio fiscal de 2018/19	Ejercicio fiscal de 2019/20	Ejercicio fiscal de 2020/21	Ejercicio fiscal de 2021/22
\$553.17	\$584.98	\$618.61	\$654.18	\$691.80	\$731.58

ASIGNACIONES DE EDU POR CLASIFICACIÓN DE LA PROPIEDAD

CLASIFICACIÓN	EDU
Residencial	
Unifamiliar (por unidad de vivienda)	1.00
Condominio (por unidad de vivienda)	1.00
Multifamiliar (por unidad de vivienda)	1.00
Casa móvil (por unidad de vivienda)	1.00

Attachment D

Instalaciones Comerciales/Industriales	
A. ESTABLECIMIENTOS DE SERVICIOS GASTRONÓMICOS:	
1. Restaurantes de comidas para llevar con cubiertos descartables, sin lavavajillas ni baños públicos	3.00
2. Establecimientos de comidas varias: tiendas de venta de helado/yogur, panaderías (ventas únicamente en las instalaciones)	3.00
3. (i) Restaurantes de comidas para llevar y en los que se puede comer con cubiertos descartables, pero con asientos y baños públicos ¹	3.00
(ii) Restaurantes con cubiertos reutilizables, asientos y baños públicos ¹	3.00
Se asigna una EDU por cada unidad de 6 asientos de la siguiente manera:	
0 a 18 asientos ¹	3.00
Cada unidad adicional de 6 asientos	1.00
B. HOTELES Y MOTELES:	
1. Por unidad habitacional sin cocina	0.38
2. Por unidad habitacional con cocina	0.60
C. EDIFICIOS COMERCIALES, PROFESIONALES, INDUSTRIALES; ESTABLECIMIENTOS NO ENUMERADOS ESPECÍFICAMENTE EN EL PRESENTE:	
1. Toda oficina, tienda o condominio o establecimiento industriales. Primeros 1,000 pies cuadrados	1.20
Cada 1,000 pies cuadrados adicionales o su porción correspondiente	0.70
2. Cuando se desconoce el tipo de ocupación o el uso en el momento que se realiza la solicitud del servicio	
Primeros 1,000 pies cuadrados de superficie construida	1.20
Cada 1,000 pies cuadrados adicionales de superficie construida o su porción correspondiente	0.70
D. AUTOSERVICIO DE LAVANDERÍA POR MÁQUINA DE LAVAR	1.00
E. IGLESIAS, TEATROS Y AUDITORIOS POR CADA 150 PLAZAS O LA PORCIÓN CORRESPONDIENTE	1.50
F. ESCUELAS	
1. Escuelas primarias de 50 alumnos o menos	1.00
2. Escuelas Intermedias de 40 alumnos o menos	1.00
3. Escuela Secundaria de 24 alumnos o menos	1.00
Se prorratearán EDU adicionales en función de los valores anteriores	

1 – Se muestra la asignación mínima de EDU.

COMENTARIOS Y PROTESTO ESCRITO

Todo propietario que forme parte del servicio de alcantarillado del Distrito puede enviar un protesto escrito sobre los aumentos propuestos relativos a las tarifas por el servicio de alcantarillado. Solo se contará un protesto por parcela identificada. Cada protesto debe (1) estar por escrito; (2) indicar que el propietario identificado se opone a las tarifas propuestas por el servicio de alcantarillado; (3) proporcionar la ubicación de las parcelas identificadas (mediante número de catastro o domicilio); y (4) incluir la firma del propietario que envía el protesto.

No se aceptarán protestos enviados por correo electrónico, fax u otro medio electrónico. Los protestos se pueden enviar por correo al Secretario del Distrito o presentarse en la Audiencia Pública, siempre que se reciban antes de que concluya la Audiencia Pública. Identifique en el frente del sobre de todo protesto, independientemente de que se envíe por correo o se presente en persona al Secretario del Distrito, que la carta adjunta está dirigida a la Audiencia Pública sobre las Tarifas Propuestas por el Servicio de Alcantarillado.

Los protestos escritos se clasificarán de acuerdo con los procedimientos adoptados por la Junta del Distrito. Si, cuando concluya la Audiencia Pública, los protestos escritos recibidos relativos a los aumentos propuestos de las tarifas por el servicio de alcantarillado no alcancen una mayoría (50% más 1) de los propietarios de las parcelas identificadas sobre las cuales se propone imponer el aumento, la Junta del Distrito quedará autorizada a adoptar las tarifas propuestas.

Con anterioridad a la Audiencia Pública, envíe por correo o entregue en mano los protestos escritos a:

Lemon Grove Sanitation District
Office of the District Clerk
RE: PUBLIC HEARING ON PROPOSED
SEWER SERVICE RATES
3232 Main Street
Lemon Grove, CA 91945

También puede entregar en mano los protestos escritos en la Audiencia Pública, que se llevará a cabo en el:

Centro Comunitario de Lemon Grove
18 de abril de 2017 a las 6:00 p. m.
3146 School Lane
Lemon Grove, CA 91945